

\$749,000 - 71 Ranch Estates Road Nw, Calgary

MLS® #A2178141

\$749,000

5 Bedroom, 4.00 Bathroom, 2,392 sqft

Residential on 0.18 Acres

Ranchlands, Calgary, Alberta

Welcome to this beautifully maintained two-story walkout home, nestled in the highly sought-after Ranchlands Estates. This immaculate property is move-in ready, or offers endless potential for updates to transform it into your dream home. Just steps away from two off-leash parks, it's perfect for an active family. Boasting over 4,000 square feet of living space, including the pool area, this home features multiple living spaces, 5 bedrooms, and 3.5 bathrooms. Situated on a spacious 7,700-square-foot lot, there's plenty of room to grow both inside and out. Hardwood and carpeting throughout create a seamless flow, providing a stylish and functional layout that's ideal for both children and pets.

The kitchen overlooks a stunning west-facing upper deck, complete with a convenient gas line for your BBQ or gas fire table and stairs to the yard. The adjacent dining area leads to a beautiful mezzanine, which offers a view of the heated pool—an entertainer's dream. Upstairs, you'll find four generous bedrooms, including a spacious primary suite with a four-piece ensuite, perfect for family or guests. The walkout basement features a fifth bedroom with a stunning view of the sunroom and heated pool, along with a large recreation area.

The rear family room boasts a charming wood-burning fireplace, with patio doors leading to a newly built, expansive west-facing upper deck—ideal for enjoying the sunset.



Downstairs, the walkout basement offers direct access to the heated pool area, as well as the west-facing backyard with covered sitting area, mature trees, and landscaping. A newer fence adds privacy and beauty to the outdoor space. The home's wood exterior has been impeccably maintained, and the overall condition is outstanding. Additional features include air conditioning, updated furnaces, and baseboard heating in the pool area—providing potential to convert this space into a sunroom, recreation area, or even a home gym with a sport court floor. This property offers the perfect combination of space, functionality, and location for a growing family. Don't miss out on the opportunity to make this exceptional home your own!

Built in 1985

Essential Information

MLS® #	A2178141
Price	\$749,000
Sold Price	\$749,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,392
Acres	0.18
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	71 Ranch Estates Road Nw
Subdivision	Ranchlands
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3G 1L4

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Boiler, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Many Trees, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 8th, 2024
Date Sold	November 9th, 2024
Days on Market	1
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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